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National Brownfields Assessment Pilot
Dade County, FL

Outreach and Special Projects Staff (5101)	Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to $200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

OVERVIEW

EPA has selected Dade County as a Brownfields Pilot. Dade County is a large urbanized area situated between two national parks and above a sole source aquifer. It is also within the area targeted for redevelopment as part of the State's "Eastward Ho!" initiative. Dade County's urban expansion into "greenfields" has left older commercial and industrial sites in the urban core vacant and potentially contaminated. The ability of many small service and industrial businesses to pay for site remediation is very limited. As in many cities, actual or perceived contamination of inner city sites has contributed to the economic decline of these areas.

The pilot will focus on the Poinciana Industrial Center (PIC), which is a 30-acre, county-owned property formerly used for various industrial and commercial purposes. Additional environmental assessment and remediation are required before the site can be effectively redeveloped. The site is located within a federal Community Development Block Grant target area and is adjacent to a public housing development. Area residents are low-income minorities experiencing high levels of under-employment and unemployment. Previous community involvement in similar efforts indicates a high probability of community support for the pilot.

PILOT SNAPSHOT

Dade County, Florida

Date of Award:
April 1997

Amount: $200,000

Site Profile: The pilot will address approximately 30 acres of former industrial and commercial property in an older, mixed-use neighborhood of north central Dade County.

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http://www.epa.gov/brownfields

OBJECTIVES

Dade County's goal is to develop incentives and procedures to encourage private-sector redevelopment of brownfields throughout the county. The county will use the Poinciana Industrial Center as an example upon which to build a comprehensive brownfields plan. The brownfields redevelopment process will address legal, financial, technical, and community involvement issues. Dade County believes the area has a strong history of community involvement but that redevelopment has been slow, in part, due to perceptions of site contamination.

ACTIVITIES

Activities planned as part of this pilot include:

• Developing a comprehensive process for identification, inventory, assessment, cleanup planning, and reuse of brownfields;

• Creating a database of potential brownfields sites;

• Developing and implementing a community involvement plan; and

• Completing the Poinciana Industrial Center site assessments and developing remediation plans.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.